

# SCOTCH HOUSE, BURGH QUAY, DUBLIN 2

## TO LET



### ACCOMMODATION AVAILABLE

#### Description:

A contemporary double fronted 7 storey Grade A office building located in the CBD. The building includes 2,000 Sq.ft of roof terrace space fronting onto the River Liffey. Set between O'Connell Street, the IFSC and Trinity College the building has unrivaled transport connections, is surrounded by high-profile business neighbour's and has wide ranging cultural and lifestyle amenities in the immediate locality. Dublin City's most accessible location by public transport, with Tara Street DART, LUAS Cross City, Dublin Bus, Busaras and Dublin Bikes all located within 5 minutes of the building.

#### Specification Includes:

- Raised Access Floors
- Suspended Ceilings
- Recessed Lighting
- Air Conditioning
- Fully fitted reception and toilet accommodation
- Floor to Ceiling Glazing

#### Schedule of Accommodation

Schedule of Accommodation	Use	Net Sq.m	Net Sq.ft
Ground Floor	Reception	75	811
Ground Floor	Office	321	3,452
First Floor	Office	596	6,415
Second Floor	Office	598	6,437
Third Floor	Office	593	6,380
Fourth Floor	Office	593	6,378
Fifth Floor	Office	494	5,321
Sixth Floor	Office	420	4,522
<b>Total</b>		<b>3,690</b>	<b>39,719</b>

**Lease:** New lease terms

**Rent:** €55 per Sq.ft

**Rates:** €6-€7 per Sq.ft

**Service Charge:** TBC pending occupancy status

**Car Spaces:** 9 Car Spaces at €4,500 per car space & 52 Bicycle spaces

**Viewings:** All viewings are strictly by appointment through the letting agent

#### Contacts:

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